CITY OF MERCED

Meeting Agenda

Planning Commission

City Council Chamber
Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Wednesday, September 9, 2026 | **6:00 PM** | **City Council Chamber, 2nd Floor, Merced Civic Center, 678 W. 18th Street, Merced, CA 95340**

NOTICE TO PUBLIC

WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at www.cityofmerced.gov or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission. Assisted hearing devices are available for meetings held in the Council Chamber.

PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium against the right-hand side of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 3 minutes each, unless the number of speakers is over 10, which in that case, comments shall be limited to 2 minutes each. For all other issues, for 3 or less speakers, 3 minutes each and for over 10 speakers, 2 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

Material may be emailed to planningweb@cityofmerced.gov no later than 1 PM on the day of the meeting. Please specify which portion of the agenda you are commenting on, for example, Item # or Public Comments. Your comments will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM will be distributed to the Planning Commission and retained for the official record.

To view video (if available) or listen to the City Council meeting live, go to the City's website www.cityofmerced.gov, YouTube, or Comcast Public Access Channel 96.

A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

B. ROLL CALL

C. PUBLIC COMMENT

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 3 minutes. The Chairperson may, at their discretion, reduce the time to 2 minutes if there are more than 10 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

D. CONSENT CALENDAR

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

D.1. 26-749

SUBJECT: Planning Commission Minutes of August 5, 2026

ACTION:
Approving and filing the Planning Commission Minutes of August 5, 2026

E. PUBLIC HEARINGS AND ACTION ITEMS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission.

E.1. 26-627

SUBJECT: Adopt Resolution #4186 Approving Conditional Use Permit #26-0023 and Adopting Environmental Review #26-0069 (California Environmental Quality Act Class 32 Categorical Exemption)

ACTION: Motion to Adopt Resolution #4186 to
1) Approve Conditional Use Permit #26-0023; and

2) Adopt Environmental Review #26-0069 (California Environmental Quality Act ("CEQA") Class 32 Categorical Exemption).

RECOMMENDATION

Planning staff recommends the Planning Commission adopt Resolution # 4186, (Attachment A), approving Conditional Use Permit #26-0023 subject to the Conditions of Approval set forth in Exhibit A of this proposed Resolution #4186, including the Conditional Use Permit Standard Conditions adopted by Planning Commission Resolution #1249 and attached to this Staff Report at Attachment B as well as the Findings and Considerations set forth in Exhibit B of this proposed Resolution #4186. The Planning Commission should concurrently adopt the accompanying Environmental Review #26-0069 (CEQA Class 32 Categorical Exemption under CEQA Guidelines section 15332 for in-fill development) attached to this Staff Report at Attachment C.

SUMMARY

Sohal #8 Merced Convenience Store and Car Wash is requesting a Conditional Use Permit for the sale of tobacco products/paraphernalia within 600 feet of a public park, and alcohol for off-site consumption (for buildings under 20,000 square feet) per Merced Municipal Code (MMC) Section 20.10.020. A Finding of Public Convenience or Necessity is also required for alcohol sales because Merced is listed under Moratorium City for Type 21 alcohol licenses by the Department of Alcoholic Beverage Control. The Police Department has determined they would support the sale of alcohol for off-site consumption if specific conditions are included to reduce the potential for alcohol-related incidents, which Staff has incorporated into the Conditional Use Permit at Exhibit A to Attachment A. Staff is recommending approval of this application subject to the Conditions of Approval (Exhibit A to Attachment A) and adoption of Findings and Considerations (Exhibit B to Attachment A).

F. INFORMATION ITEMS

F.1. 26-750 **SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

ACTION
Information only.

F.2. 26-751 **SUBJECT:** Calendar of Meetings/Events

Sept.	8	City Council, 6:00 p.m. (Tuesday)
	9	Planning Commission, 6:00 p.m.
	21	City Council, 6:00 p.m.
	23	Planning Commission, 6:00 p.m.
Oct.	5	City Council, 6:00 p.m.
	7	Planning Commission, 6:00 p.m.
	19	City Council, 6:00 p.m.
	21	Planning Commission, 6:00 p.m.

G. BUSINESS ITEMS

G.1. 26-752 **SUBJECT:** Election of Chairperson and Vice-Chairperson

ACTION
Election of Chairperson and Vice-Chairperson

H. ADJOURNMENT